

Mechanical, Electrical, Plumbing and Housing Codes related thereto as well as the Municipal Code of the City of Huntington Beach.

- 3.2.4 All construction and development shall comply with the regulations contained in Chapter 17.56 of the Huntington Beach Municipal Code (Fire Code) and City Specifications, except Section 3.3.4 2e and f of this Specific Plan shall prevail unless wider drive aisles, per City Specifications, can reasonably be accommodated.
- 3.2.5 In these land use development standards, for all regulatory areas, when more than one description may apply to a given use, the more specific description shall determine if a use is allowed, or prohibited.
- 3.2.6 Terms not specifically defined in the Specific Plan shall have the same definition as used in the City of Huntington Beach Zoning and Subdivision Ordinance. When consistent with the context, words used in the present tense include the future tense; words used in a singular number include the plural number. The word "shall" is always mandatory and the word "may" is permissive.
- 3.2.7 Pacific Coast Highway, as it passes through the Sunset Beach Specific Plan is designated a Scenic Highway.
- 3.2.8 All legal residential building sites in existence on the date of initial adoption by the Board of Supervisors, of the Sunset Beach LCP on March 30, 1983, shall be permitted two dwelling units per site, unless approved otherwise. New building sites created by a tract map, parcel map, lot consolidation, or any other legal method are also limited to two dwelling units per building site.
- 3.2.9 Development projects shall be required to install adequate utility services necessary to serve the development. Utility systems shall be designed to conserve the use of electrical energy and natural resources
- 3.2.10 Due to the high groundwater conditions, only drainage that is required by City of Huntington Beach Codes and Ordinances, and the ordinances of the Sunset Beach Sanitary District, shall be drained into the Sunset Beach Sanitary System lines. All other drainage, such as rain water, irrigation water and other on-site drainage shall drain to the public street or public storm drainage system. All development shall meet the provisions of this requirement.
- 3.2.11 Temporary special community events, such as parades, pageants, community fairs, athletic contests, carnivals, and other similar uses, may be permitted in any area in the Sunset Beach Specific Plan area by approval of the Director of Planning and Building, subject to applicable permits.
- 3.2.12 Emergency vehicle access to the beach shall be at the ocean end of the signalized streets of Anderson, 19th Street, Broadway, 5th Street and Warner Avenue only. The center of such street ends shall be kept open and free at all times. All other side street ends opening on the beach may be developed for additional public parking. Such

### **3.3.4 Parking Requirements**

Off-street parking regulations, including minimum parking stalls required and bicycle parking, shall be provided in compliance with the City of Huntington Beach Zoning and Subdivision Ordinance Chapter 231 except that:

1. Residential
  - a. Parking stall size for residential uses shall be a minimum of nine feet by 18 feet, whether the stall is covered or uncovered.
  - b. One half of the required parking may be tandem for residential lots having less than 46 feet of street frontage.
2. All Other Permitted Uses
  - a. No owner or tenant shall lease, rent, or otherwise make available to intended users any off-street parking spaces required by this article.
  - b. Parking stalls for commercial uses requiring backing onto public streets shall be prohibited, except where they presently exist. In the case of minor alterations to existing structures, nonconforming parking stalls may remain subject to a Coastal Development Permit. Minor alterations are defined as those that 1) do not increase the intensity of use and 2) do not increase the existing parking capacity.
  - c. Subject to a Coastal Development Permit by the Planning Commission, the off-street parking facilities may be located on separate non-contiguous building sites subject to assurances-recorded covenant that would guarantee their continuous maintenance for the uses they serve. Non-contiguous building sites shall be within 470 feet of the site of the uses they serve.
  - d. Up to 50 percent of the required parking for commercial uses may be compact size, eight feet by 15 1/2 feet, subject to a Coastal Development Permit. The point of entry or exit for compact space shall be no closer than 20 feet from the ultimate right-of-way at the street opening.
  - e. One-way accessways shall have a minimum width of 14 feet unless it is a fire lane which requires a minimum of 20 feet. However, see also General Provision 3.2.4.
  - f. Two-way accessways shall have a minimum width of 24 feet. However, see also General Provision 3.2.4.
  - g. The point of exit or entry from any off-street parking space, except compact, may be at the ultimate right-of-way to a street opening.
  - h. Aisle width requirements of the City of Huntington Beach Zoning and Subdivision Ordinance shall prevail, except that one-way aisles with parallel parking on one or both sides shall be a minimum of 12 feet.

- i. Up to 40 percent of the required parking spaces may be tandem parking subject to a Coastal Development Permit by the Planning Commission.
  - j. Subject to a Coastal Development Permit by the Planning Commission, a reduction in the number of required parking spaces may be allowed for uses which utilize shared parking site between uses that have different peak parking periods.
3. Minimum parking stalls required by specific use within Sunset Beach are set out as follows:

<u>Use</u>	<u>Stall Required</u>
a. Automobile, truck, boat, trailer, or similar vehicle sale or rental establishments.	1 space for each 400 sq. ft. of gross floor area, except area used exclusively for storage or loading and 1 space for each 1000 sq. ft. of outdoor sales, display, or service area.
b. Automobile service stations.	2 spaces for each lubrication stall, rack, or pit, plus 1 space for each gasoline pump outlet
c. Beauty shop or barber shop.	2 spaces for each of the beauty station or barber chair
d. Child care center, day nursery, preschool, or nursery school.	1 space for each staff member, plus 1 space for each 5 children or 1 space for each 10 children where a circular driveway or its equivalent designed by contiguous flow of passenger vehicles for the purpose of loading and unloading children.
e. Commercial boat docks.	1 space for each 35 feet of boat dock or boat mooring with a minimum of 1 space per boat. In addition, where commercial docks are used to load or unload passengers on a commercial or fee basis, there shall be 1 additional onsite parking space required for each 2 passenger or passenger capacity of the boat.
f. Commercial service establishments, repair shops, motor vehicle repair garages, and	1 space for each 400 sq. ft. of gross floor area, except floor area used exclusively for storage or loading, plus

	similar establishments.	1 space for each 500 sq. ft. of outdoor sales, display, or service area.
g.	Dance halls, pool or billiard parlors, roller or ice skating rinks, exhibition halls, including private clubs and lodge halls.	1 space for each 3 persons allowed within the maximum occupancy load as established by local, County, or State fire, building, or health codes, or 1 space for each 75 square foot of gross floor area, whichever is greater.
h.	Food store, grocery store, supermarket, or similar use.	1 space for each 225 sq. ft. of gross floor area.
i.	Furniture store, appliance store, machinery rental, or sale store (including motor vehicle rental or sales), and similar establishments which handle only bulky merchandise.	1 space for each 500 sq. ft. of gross floor area, except floor area used exclusively for storage or loading, plus 1 space for each 500 sq. ft. of outdoor sales, display or service area.
j.	General office and other business technical service, administrative or professional offices including real estate.	1 space for each 250 sq. ft. of gross floor area
k.	General retail stores, except as otherwise noted.	1 space for each 225 sq. ft. gross floor area.
l.	Laundromats.	1 space for each 4 machines.
m.	Medical/dental office or clinic.	1 space for each 150 sq. ft. of gross floor area
n.	Motel or hotel.	1 space for each guest unit. 2 spaces for any unit having facilities other than bathroom, e.g., kitchen, wet bar; etc.
o.	Private golf course, swim club, country club, tennis club, recreation center, or similar use.	1 space for each 4 persons based upon maximum capacity of all facilities capable of simultaneous use as determined by the staff, plus 1 space for each 2 employees.
p.	Residential.	2 spaces for each dwelling unit

- |    |  |   |
|----|--|---|
| q. | Restaurants, night clubs, bars and similar establishments for the sale and consumption of food and beverage on the premises. | 1 space for each 100 sq. ft. of serving area. There shall be a minimum of 10 spaces on-site without regard for the sq. ft. of service area. |
| r. | Tennis courts, open to the public.   | 2 spaces for each court.  |
| s. | Veterinary hospital.   | 1 space for each 150 sq. ft. of gross floor area.   |
| t. | Other.   | All other uses shall be defined by the City of Huntington Beach Zoning and Subdivision Ordinance.   |

### **3.3.5 Fences and Walls**

For purposes of this section, "fences and walls" include any type of fence, wall, retaining wall, sound attenuation wall, or screen. Fences/walls shall be in compliance with the following regulations. However, walls that are located within the interior of an approved tract map and are part of the initial development of that tract map shall be exempt from these regulations. Subsections "4" and "5" only shall also apply to hedges, or thick growth of shrubs, bushes, or trees. Fence/wall heights shall be measured from the base of the fence/wall to the top on interior or exterior side, whichever is greater.

1. Main building area.

In the area where a main building may be constructed, the district building height regulations apply.

2. Setback areas bordering streets.

- a. The maximum height shall be three and one-half feet within any required front setback area and six feet within any rear or side setback area (through which no vehicular access is taken) adjoining a street, up to a maximum depth of 20 feet.
- b. That portion of a building site where vehicular access rights have been dedicated to a public agency may have a six feet high fence/wall.
- c. Fences/walls that border major arterial highways may be six feet high and as high as eight feet if:
  - i. The major arterial is elevated two feet or more above the building site elevation, or

- ii. The exterior side measurement of the wall is not more than six feet in height.

3. Setback areas not bordering streets.

The maximum height shall be six feet within any required front, rear, or side setback area not adjoining a street. However, where the elevation of an adjoining building site to the side or rear is higher than the base of the fence or wall in the side or rear setback area, the height of the fence or wall may be measured from the elevation of the adjoining building site to the top of the fence or wall. However, in no case shall such a fence or wall exceed eight feet from the base of the fence/wall to the top as measured from the adjoining site.

4. Access intersection areas.

Notwithstanding "2" above, the maximum height shall be three and one-half feet within five feet of the point of intersection of:

- a. An ultimate street right-of-way line and an interior property line;
- b. An ultimate street right-of-way line and the edge of a driveway or vehicular accessway;
- c. An ultimate street right-of-way line and an alley right-of-way line; and
- d. The edge of a driveway or vehicular accessway and an alley right-of-way line.

5. Street intersection areas.

Notwithstanding "2" above, the maximum height shall be three and one-half feet within the triangular area formed by drawing a straight line between two points located on, and 15 feet distant from, the point of intersection of two ultimate street or highway right-of-way lines extended.

6. Modifications permitted.

Exceptions and modifications to the fence and wall height provisions may be permitted subject to the approval of a conditional use permit by the Zoning Administrator per the Huntington Beach Zoning and Subdivision Ordinance.

### **3.3.6 Sign Regulations**

All references to this section shall include Section 1 through 9.

1. Purpose

The purpose of this section is to establish standards for the control of signs in Sunset Beach that require protection of vistas of the natural landscape, scenic corridors and highways, recreational facilities, and routes used for access to recreational areas and facilities. The intent of these regulations is to minimize the number of signs and to

encourage the use of sound planning and design principles in the use of signs to complement the main use of the property. Also to promote the visitor-serving commercial/recreational facilities designed to enhance public opportunities for coastal recreation.

2. General Provisions

- a. Uncertainty. Whatever uncertainty exists as to the intent or wording of this article, the Sunset Beach Local Coastal Program Review Board shall be consulted to make an interpretation. The decision of the Planning and Building Director shall be final unless appealed. Appeals will require the filing of a Coastal Development Permit for a public hearing.
- b. Except for special event signs, all permitted signs shall be located on the same site as the use they identify or the goods they advertise. Exception – Special event signs may be located off-site with the approval of the City of Huntington Beach.

3. Permitted Permanent Signs

- a. Business sign: A sign displaying information pertaining to goods or services offered or produced by the business located on the property but not including advertising devices/displays. Business signs may include the identifying name of a business.
- b. Civic activity sign: A bulletin board customarily incidental to places of worship, libraries, museums, and other public institutions.
- c. Identification sign: A sign identifying the name and symbol/insignia of an existing or future community, building, business, facility, organization, person, etc.

4. Permitted Temporary Signs

Temporary Signs are permitted in any district (except where prohibited).

A Coastal Development Permit will not be required if the sign does not exceed the height of existing structures on a site.

- a. The following signs are permitted:
  - i. Real Estate signs: In any area one real estate sign shall be permitted on any building site or business property, not to exceed four square feet in area, unlighted and unilluminated.
  - ii. Construction signs: One construction sign shall be permitted on any building site, in any area, except where specifically prohibited, unlighted and unilluminated and not to exceed a total area of 16 square feet.
- b. Upon review and recommendation of the LCP Review Board and approval of the Planning and Building Department, the following signs are permitted:

- i. Special Event signs: For community sponsored events such as the Firemen's Ball, Chili Bean Feed, Art Festival, and Pancake breakfast, etc.
- ii. Portable signs: One portable sign shall be permitted on any building site zoned for commercial use, unlighted and unilluminated and not to exceed a total of 16 square feet or five feet in height. Portable signs are not allowed in any road right-of-way.

5. Prohibited Signs

- a. Signs which resemble or conflicts with any traffic-control device or conflict with safe and efficient flow of traffic.
- b. Signs which create a safety hazard by obstructing clear view of pedestrian and vehicular traffic.
- c. Outdoor advertising signs (e.g. billboards).
- d. Advertising device/display.
- e. Banner signs.

6. Sign Definitions

Except as defined by these regulations, signs shall have the same definitions per the Zoning and Subdivision Ordinance Chapter 233.

7. Lighted/Illuminated Signs

Lighted and illuminated signs shall be designed and installed so that direct light rays shall be confined to the premises.

8. Signs Abutting Residential Areas

On the ocean side of Pacific Coast Highway business and identification signs facing the ocean are permitted providing they are no more than 32 square feet in area. If lighted, it shall be by external lighting only with the rays directed on the sign face only.

9. Sign Measurements

a. Sign Area:

The entire area within which a single continuous perimeter of not more than eight straight lines enclose the extreme limits of writing.

Signs shall not exceed one square foot of sign area for each linear foot of building frontage. The total aggregate sign area for such signs shall not exceed 125 square feet for each property. If the building frontage of any business is less than 25 feet, only one sign, having a maximum area of 25 square feet, shall be permitted for each such business.



Signs for the purpose of identifying public access to the Ocean/Beach located at Anderson/Pacific Coast Highway and at Warner shall not exceed four square feet.

b. Sign Height:

The greatest vertical distance measured from the ground level directly beneath the sign to the top of the sign. Signs shall not exceed the building height limit of the district in which they are located.

- i. Pole and roof signs: Maximum height 25 feet.
- ii. Wall signs: Maximum height 35 feet.

### **3.3.7 Accessory Uses and Structures**

In addition to the principal uses and structures expressly included in the Specific Plan, accessory uses and structures which are customarily associated with and subordinate to a permitted principal use on the same building site and which are consistent with the purpose and intent of the Specific Plan are permitted. Whenever there is a question as to whether a specific use or structure is permitted as an accessory use, the Planning and Building Director shall make the determination.

1. Discretionary action required.

Accessory uses and structures shall be subject to a discretionary action per Section 4.2 when one or more of the following apply:

- a. Required by other zoning regulations, or
- b. The principal use is subject to a discretionary permit and the accessory structure is over six feet in height.

2. Location of certain attached accessory structures.

Accessory structures that are attached to a main building, are enclosed, and are over eight feet in height shall comply with the setback requirements for a main building, except as provided in Section 3.3.7.

3. Location of other accessory structures.

Accessory structures other than in "2" above shall be permitted anywhere on the building site except within the following areas, unless otherwise permitted by Section 3.3.7.

- a. Within the ultimate right-of-way.
- b. Within the area designated on an approved building line plan as a setback area applicable to accessory buildings.

- c. Within those areas where fences and walls are limited to a maximum height of three and one-half feet, as specified in Section 3.3.5.
- d. Within the required front setback area unless provided for by a coastal development permit approved by the Zoning Administrator.
- e. Within the panhandle portion of a panhandle building site.

4. Height Limit

Accessory structures that are within the required setback areas shall be limited to 12 feet in height, unless it is within three feet of a property line, in which case it shall be limited to eight feet in height. However, the height limit may be increased pursuant to a variance approved by the Zoning Administrator.

5. Building site coverage within setback areas.

Accessory structures shall be limited to the following site coverage within the required setback area:

Required Setback Area	Enclosed Structure	Unenclosed Structure
Front	0%	0%*
Rear	25%	50%
Side	25%	50%

\*Note: Up to 25 percent building site coverage of the required front setback area shall be allowed for unenclosed structures if provided for by a coastal development permit approved by the Zoning Administrator.

6. Garages and carports.

When alleys, private streets, or common driveways are provided specifically as vehicular access to garages and carports and when separate access and circulation systems are provided for pedestrians, guests, and emergency vehicles, attached and detached garages and carports may be placed anywhere within the rear setback area except within those areas where fences and walls are limited to a maximum height of three and one-half feet as specified in Section 3.3.5. See also Section 3.3.4.2.g.

7. Satellite dish antennas.

Satellite dish antennas shall be permitted in any residential district if one meter or less in diameter and permitted in any commercial district if two meters or less in diameter.

8. Swimming pools.

Swimming pools shall not be constructed within three feet of vehicular right-of-way or property line or within those areas described as access intersection areas and street intersection areas per Section 3.3.5.

**3.3.8 Flood Plain District**

The Huntington Beach Zoning and Subdivision Ordinance Floodplain Overlay District Regulations and County of Orange Coastal Flood Plain Development Study as amended are hereby incorporated into the Sunset Beach Specific Plan and shall be applicable as designated by the floodplain map. Finished floor elevations shall also be in compliance with Section 3.3 Site Development Standards.

## **4. Administration**

The methods and procedures for implementation and administration of the Development Standards, as well as the guidelines and other conditions of this Specific Plan are prescribed below.

### **4.1 Enforcement of the Specific Plan**

The City's Planning and Building Director shall administer the provisions of the Sunset Beach Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the Huntington Beach Municipal Code, the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), the City's General Plan and the City's Local Coastal Program.

The Specific Plan development procedures, regulations, standards and specifications shall supersede the relevant provisions of the City's Zoning Code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in the Specific Plan shall be subject to the City's adopted regulations in effect at the time of an individual request.

### **4.2 Methods and Procedures**

The methods and procedures for implementation of the Specific Plan shall be on a project-by-project basis. The adoption of the Specific Plan alone will not require any improvements to the Specific Plan area. Physical improvements will only coincide with the approval of development projects. The Specific Plan is a regulatory document and is not intended to be a Development Agreement.

#### **Coastal Development Permits**

Coastal Development Permits shall be processed pursuant to the Huntington Beach Zoning and Subdivision Ordinance. Except for a variance or tentative map, a Coastal Development Permit may be filed in lieu of any discretionary permit.

#### **Tentative Maps**

Tentative Tract or Parcel Map(s) shall be in compliance with the provisions and procedures of the Huntington Beach Zoning and Subdivision Ordinance. Tentative Maps require a Coastal Development Permit.

#### **Variances**

Variances shall be processed pursuant to the Huntington Beach Zoning and Subdivision Ordinance.

#### **Appeals**

Any decision or determination may be appealed in accordance with applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance. In addition, the majority of Sunset Beach is in an appealable area such that coastal development permits approved by the local

jurisdiction may be appealed to the California Coastal Commission. Permitted uses are subject to appeal to the California Coastal Commission per the Zoning and Subdivision Ordinance if within an appealable area.

#### Certificate of Occupancy

Certificates of Occupancy shall be processed pursuant to the City of Huntington Beach Municipal Code.

#### Sunset Beach LCP Review Board

The County's Sunset Beach LCP was developed largely through the vigorous efforts of the Sunset Beach community through the LCP Advisory Committee. Subsequent to the County's LCP adoption, the Board of Supervisors designated the Sunset Beach LCP Conformity and Violation Review Board (commonly known as the "LCP Board") as the official citizen's review group in Sunset Beach.

The Committee helped identify the community lifestyle and special needs of Sunset Beach. It recognizes the complex needs and limits of planning an area that is 96 percent developed. Coastal Act Policies have been applied with sensitivity to the existing community.

The Sunset Beach LCP Review Board provides continuing community participation in the long-term process of implementing the provisions of this Specific Plan. Such process does not replace the current mode of community participation, but provides a centralized forum for obtaining community opinion and for transmitting recommendations to the City. The LCP Review Board's specific function and membership is contained in a separate document titled "Bylaws of the Sunset Beach Advisory Committee (LCP Board)."

In addition, the Director of Planning and Building shall forward the following items to the Sunset Beach LCP Review Board:

- All discretionary permit applications and harbor permits for review and comment at least 21 calendar days prior to final action by the approving authority. Any changes to floor plans or site plans associated with the discretionary permit shall be resubmitted to the Review Board prior to final action by the City.
- Requests for Special event signs and Portable signs.
- A copy of all Certificates of Occupancy issued by the City for their records.
- A copy of Certificates of Occupancy and encroachment permits issued for any use of public properties within three days of issuance for their records.

#### Nonconforming Uses and Structures

Nonconforming uses and structures are subject to the City of Huntington Beach Zoning and Subdivision Ordinance Chapter 236 except as otherwise noted in these regulations.

### **4.3 Specific Plan Amendments**

The Specific Plan may be amended. The Planning and Building Director shall have the discretion to determine if requests for modification to the Specific Plan are minor or major. Minor modifications may be accomplished administratively by the Director. Major modifications will require the processing of a Zoning Text Amendment and Local Coastal Program Amendment, subject to the City's processing regulations in place at the time of the request.

Minor modifications are simple amendments to the exhibits and/or text that are intended to clarify and not change the meaning or intent of the Specific Plan. Major modifications are amendments to the exhibits and/or text that are intended to change the meaning or intent of the Specific Plan.

Proposed amendments for both minor and major modifications shall be forwarded to the Sunset Beach LCP Review Board by the Planning and Building Director at least 21 days prior to action by the Planning Commission.

### **4.4 Severability**

If any section, subsection, sentence, clause, phrase, or portion of this title, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title, or any future amendments or additions hereto. The City hereby declares that it would have adopted these titles and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

## **Appendices**

### **A. Legal Description**

***EXHIBIT A***  
**PROPOSED "SUNSET BEACH ANNEXATION (AN 10-\_\_)"**

That portion of fractional Section 24, Township 5 South, Range 12 West, and those portions of fractional Sections 19 and 30, Township 5 South, Range 11 West, of the San Bernardino Meridian, in the County of Orange, State of California according to the official plat of said land filed in the District Land Office described as follows:

Beginning at the northerly terminus of that certain course in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 920 of said city shown as having a bearing and distance of "South 21° 43' 12" West, 249.38 feet", said northerly terminus also being the most easterly corner of Tract No. 21 as per map recorded in Book 9, Page 22 of Miscellaneous Maps, in the office of the County Recorder of said County; thence along said City Boundary Line the following courses:

Course 1: South 21°43' 12" West a distance of 249.38 feet,

Course 2: South 07°56'07" West a distance of 53.74 feet to a point being in a curve concave to the northeast having a radius of 2940 feet; a radial line of said curve from said point bears North 44°12'36" East,

Course 3: Southeasterly a distance of 63.71 feet along last mentioned curve through a central angle of 01°14'30",

Course 4: South 47°01'54" East a distance of 279.29 feet to the beginning of a tangent curve concave to the southwest having a radius of 3060 feet,

Course 5: Southeasterly a distance of 195.23 feet along said last mentioned curve through a central angle of 03°39'20",

Course 6: South 43°22'34" East a distance of 1599.82 feet to the beginning of a tangent curve concave to the southwest having a radius of 3050 feet,

Course 7: Southeasterly a distance of 183.58 feet along said last mentioned curve through a central angle of 03°26'55", to a point on a line parallel with and 30.00 feet southerly, measured at right angles, from the centerline of Los Patos Avenue (Warner Avenue) as said centerline is shown on a map filed in Book 53, Page 40 of Records of Survey in the office of said County Recorder, said point being the most southwesterly corner in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 3489 of said city; thence leaving said city boundary,

Course 8: South 89°51'53" West a distance of 377.41 feet along said parallel line to a point in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 1126 of said city, said point also being southeasterly along said City Boundary line 40.61 feet from the northwesterly terminus of that certain course shown as having a bearing and distance of "North 42°28'13" West, 1816.06 feet"; thence along said City Boundary Line,

**EXHIBIT A**  
**PROPOSED "SUNSET BEACH ANNEXATION (AN 10-\_\_)"**

Course 9: North 43°23'54" West a distance of 40.61 feet,

Course 10: South 89°51'53" West a distance of 291.59 feet,

Course 11: South 49°10'33" West a distance of 344.56 feet to a point in the Mean High Tide Line of the Pacific Ocean as shown on Record of Survey 2010-1097 recorded in Book 241, Page 3 in the office of the County Recorder of said County, said point also being the southeasterly terminus of that certain course shown as having a bearing and distance of "North 41°43'52" West, 388.69 feet"; thence along said Mean High Tide Line the following courses:

Course 12: North 42°38'49" West a distance of 388.69 feet,

Course 13: North 44°46'59" West a distance of 1085.55 feet,

Course 14: North 44°33'21" West a distance of 1283.71 feet,

Course 15: North 43°44'38" West a distance of 1709.89 feet,

Course 16: North 41°23'09" West a distance of 968.62 feet,

Course 17: North 47°20'53" West a distance of 703.78 feet to a point in the southeasterly City Boundary Line of the City of Seal Beach, County of Orange, State of California, said boundary having been established as Annexation No. 76-1 to said city, said point also being distant southwesterly along said City Boundary line 368.70 feet from the easterly corner of said Annexation No. 76-1; thence leaving said Mean High Tide Line and along said City Boundary Line,

Course 18: North 49°35'36" East a distance of 368.70 feet to the most easterly corner of said Annexation No. 76-1, said corner also being the most southerly corner in said city boundary established as Annexation No. 67-1 to said city; thence along said City Boundary Line,

Course 19: North 49°35'36" East a distance of 511.00 feet to the most westerly corner in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 919 of said city, said corner being in a curve concave to the southwest having a radius of 1060 feet, a radial line of said curve from said point bears South 25°58'14" West (South 26°05'34" West per said Ordinance No. 919); thence along said City Boundary Line the following courses:

Course 20: Southeasterly a distance of 380.17 feet along said last mentioned curve through a central angle of 20°32'58",



**EXHIBIT A**  
**PROPOSED "SUNSET BEACH ANNEXATION (AN 10-\_\_)"**

Course 9: North 43°23'54" West a distance of 40.61 feet,

Course 10: South 89°51'53" West a distance of 291.59 feet,

Course 11: South 49°10'33" West a distance of 344.56 feet to a point in the Mean High Tide Line of the Pacific Ocean as shown on Record of Survey 2010-1097 recorded in Book 241, Page 3 in the office of the County Recorder of said County, said point also being the southeasterly terminus of that certain course shown as having a bearing and distance of "North 41°43'52" West, 388.69 feet"; thence along said Mean High Tide Line the following courses:

Course 12: North 42°38'49" West a distance of 388.69 feet,

Course 13: North 44°46'59" West a distance of 1085.55 feet,

Course 14: North 44°33'21" West a distance of 1283.71 feet,

Course 15: North 43°44'38" West a distance of 1709.89 feet,

Course 16: North 41°23'09" West a distance of 968.62 feet,

Course 17: North 47°20'53" West a distance of 703.78 feet to a point in the southeasterly City Boundary Line of the City of Seal Beach, County of Orange, State of California, said boundary having been established as Annexation No. 76-1 to said city, said point also being distant southwesterly along said City Boundary line 368.70 feet from the easterly corner of said Annexation No. 76-1; thence leaving said Mean High Tide Line and along said City Boundary Line,

Course 18: North 49°35'36" East a distance of 368.70 feet to the most easterly corner of said Annexation No. 76-1, said corner also being the most southerly corner in said city boundary established as Annexation No. 67-1 to said city; thence along said City Boundary Line,

Course 19: North 49°35'36" East a distance of 511.00 feet to the most westerly corner in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 919 of said city, said corner being in a curve concave to the southwest having a radius of 1060 feet, a radial line of said curve from said point bears South 25°58'14" West (South 26°05'34" West per said Ordinance No. 919); thence along said City Boundary Line the following courses:

Course 20: Southeasterly a distance of 380.17 feet along said last mentioned curve through a central angle of 20°32'58",

**EXHIBIT A**  
**PROPOSED "SUNSET BEACH ANNEXATION (AN 10-\_\_)"**

Course 36: North 75°46'26" East a distance of 33.80 feet along said City Boundary Line to an intersection with that certain course in the southwesterly boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 800 of said city, said intersection also being northwesterly along said southwesterly boundary 261.60 feet from the southeasterly terminus of that certain course shown as having a bearing and distance of "North 42°45'00" West and a length of 2727.12 feet"; thence along said City Boundary Line,

Course 37: South 42°28'34" East a distance of 261.60 feet,

Course 38: South 47°13'34" East a distance of 35.00 feet to the Point of Beginning.

Containing an area of 133.88 acres, more or less.

Attached hereto and made a part hereof is a map designated as *EXHIBIT B*.

**SURVEYOR'S CERTIFICATE**

This proposal was prepared by me or under my supervision.

Jeremy L. Evans  
Jeremy L. Evans, PLS 5282  
Expires: December 31, 2011

9-8-2010

Date:



This proposal does meet the approval of the Orange County Surveyor's Office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_.

By: \_\_\_\_\_  
Raymond L. Mathe, County Surveyor  
PLS 6185, Expiration Date: March 31, 2012

**CITY OF HUNTINGTON BEACH  
PLANNING AND BUILDING DEPARTMENT  
DRAFT NEGATIVE DECLARATION NO. 10-005**

- 1. PROJECT TITLE:** Sunset Beach Specific Plan and Annexation
- Concurrent Entitlements:** General Plan Amendment 10-002, Zoning Text Amendment No. 10-002, Zoning Map Amendment No. 10-001, Local Coastal Program Amendment No. 10-001 and Annexation No. 10-001

- 2. LEAD AGENCY:** City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648
- Contact:** Mary Beth Broeren, Planning Manager  
**Phone:** (714) 536-5550

**3. PROJECT LOCATION:**

The approximately 109 acre unincorporated Sunset Beach area is located at the northwest end of the City of Huntington Beach and is generally bounded by the City of Seal Beach to the north, the Pacific Ocean to the west and south and the City of Huntington Beach to the east and southeast. The northern limit of the Sunset Beach area is Anderson Street and the southern limit is Warner Avenue. Approximately 76 acres of the Sunset Beach area are developed or used for waterways. The remaining 33 acres is beach sand.

- 4. PROJECT PROPONENT:** City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648
- Contact Person:** Paul Emery, Deputy City Administrator  
**Phone:** (714) 536-5482

- 5. GENERAL PLAN DESIGNATION:** Existing County of Orange  
Urban Residential, Community Commercial, Open Space

Proposed City of Huntington Beach  
RH-30-sp (Residential High Density-greater than 30 units per acre with a Specific Plan Overlay), CV-mu-sp (Commercial Visitor with a Mixed Use Overlay and a Specific Plan Overlay), OS-S-sp (Open Space – Shoreline with a Specific Plan Overlay), OS-W-sp (Open Space – Water Recreation with a Specific Plan Overlay), and Public-sp (Public with a Specific Plan Overlay).

**ZONING:** Existing County of Orange  
Sunset Beach Specific Plan

Proposed City of Huntington Beach  
Sunset Beach Specific Plan (Specific Plan No. 17).

## 6. PROJECT DESCRIPTION:

The project involves five components: 1) annexation application to Orange County Local Area Formation Commission (LAFCO) to annex the Sunset Beach area to the City of Huntington Beach; 2) general plan amendment to establish City general plan designations for the area and make text changes referencing Sunset Beach, 3) adoption of the City of Huntington Beach Sunset Beach Specific Plan, 4) zoning map amendment to establish the proposed Sunset Beach Specific Plan as the new zoning for the area, and 5) local coastal program amendment to establish land use plan designations, make text changes referencing Sunset Beach and to reflect the Specific Plan and zoning for the area per items 3) and 4). Future references in this document to “the project” refer to all five proposed actions: annexation, general plan amendment, adoption of the Specific Plan, zoning map amendment and local coastal program amendment.

### **Annexation**

The City is proposing to annex the 109 acre Sunset Beach area located in the jurisdiction of the County of Orange. The annexation process is initiated by resolution by the City of Huntington Beach City Council.

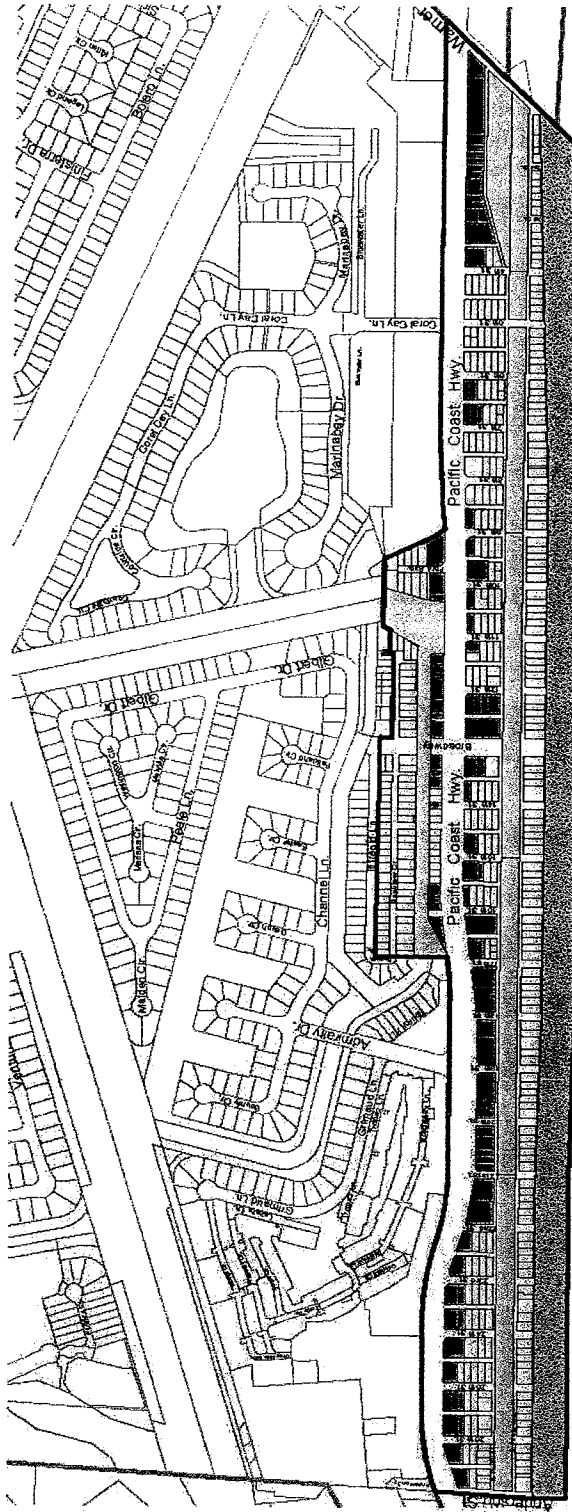
### **General Plan Amendment**

The second component of the proposed project involves establishing City General Plan designations for the annexation area. The project would amend the General Plan Land Use Map (Figure LU-5) to establish General Plan land use designations for the Sunset Beach area as follows - approximately 22.3 acres for Residential High Density-30, 9.2 acres for Visitor Serving Commercial-Mixed Use Overlay, 13.0 acres for Public, 3.4 acres for Open Space-Water Recreation and 33.2 acres for Open Space-Shoreline. The remainder of the area is right-of-way. The entire area would also have a Specific Plan Overlay. The proposed City of Huntington Beach General Plan land use designations mirror those of the existing County of Orange Land Use Plan for Sunset Beach. The General Plan Amendment would designate the Sunset Beach area as Subarea 4L on the Community District and Subarea Schedule (Figure LU-6 and Table LU-4) and would amend Table LU-3 to add a reference to “specific plans” for the Mixed Use Overlay. In addition, the General Plan Amendment would update figures to reflect the change in the City’s boundary, would make minor wording changes to the Utilities Element and would update the Recreation and Community Services Element to reflect update recreational amenity information.









### **Prezoning (Zoning Text Amendment and Zoning Map Amendment)**

The third and fourth components of the project involve adoption of a specific plan (zoning text amendment) and change to the zoning map for the annexation area in accordance with LAFCO procedures. LAFCO requires that the City establish site zoning before annexation is approved by LAFCO. The Zoning Text Amendment application is a request to create the Sunset Beach Specific Plan that will provide development standards for the Specific Plan area. The Specific Plan has been prepared to be consistent with the intent of the existing County of Orange Sunset Beach Specific Plan and will not result in an increase in the density or intensity of land use beyond what is set forth in the County’s Specific Plan. The Zoning Map Amendment request would amend the City Zoning Map to establish the Specific Plan zoning for the area. The total acreage of the Specific Plan area is as follows (refer to Exhibit 1 for locations):

<u>General Plan Designation/Specific Plan District</u>	
Residential High Density/Sunset Beach Residential:	22.32 acres
Commercial Visitor/Sunset Beach Tourist:	9.16
Public/Sunset Beach Parking	13.00
Open Space Waterway/Sunset Beach Waterway	3.40
Open Space Shoreline/Sunset Beach Beach	33.17
<u>Right of Way/Right of Way</u>	<u>28.26</u>
Total:	109.31



# LEGEND

- |   |   |   |                           |
|---|---|---|---------------------------|
|    | Sunset Beach Residential - 22.32 Acres      |    | Parcels                   |
|  | Sunset Beach Tourist - 9.16 Acres           |  | Huntington Beach Boundary |
|  | Sunset Beach Waterways - 3.40 Acres         |  | Sunset Beach Boundary     |
|  | Sunset Beach Parking Facility - 13.00 Acres |   |                           |
|  | Sunset Beach Beach Area - 33.17 Acres       |   |                           |



DATED: 10/14/14  
 PREPARED BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 1. This map is prepared in accordance with the provisions of the California Public Resources Code, Section 26180, and the California Public Resources Code, Section 26181.



## Exhibit 3.1 Specific Plan Districts

## **Local Coastal Program Amendment**

The Local Coastal Program Amendment request would amend the City of Huntington Beach Local Coastal Program Land Use Plan and Implementation Plan to: 1) amend the certified Land Use Plan (Figure C-5) to establish City Land Use Designations for the Sunset Beach area consistent with the General Plan Land Use Designations described above, including designating it as Subarea 4L on the Community District and Subarea Schedule (Figure C-10 and Table C-2); 2) amend Land Use Plan Table C-1 to add a reference to "specific plans" for the Mixed Use Overlay; 3) amend various text sections of the Land Use Plan to include descriptions of the Sunset Beach area and update the figures to reflect the change in City boundary; and 4) amend the Implementation Plan to reflect the Zoning Map Amendment and Zoning Text Amendment described above.

### **7. EXISTING PROJECT APPROVALS:**

#### **County of Orange:**

Approved the Sunset Beach Specific Plan in 1983.

Approved Amendment to the Sunset Beach Specific Plan in 1990

#### **California Coastal Commission:**

Certified the County's original Specific Plan in 1985 and certified the amendment in 1991.

#### **Orange County LAFCO:**

In 2009 LAFCO placed the unincorporated Sunset Beach area in the City of Huntington Beach Sphere of Influence.

### **8. SURROUNDING LAND USES AND SETTING:**

The Sunset Beach area is located at the northwest end of the City of Huntington Beach and is generally bounded by the City of Seal Beach to the north, the Pacific Ocean to the southwest and the City of Huntington Beach to the east and southeast. The northern limit of the Sunset Beach area is Anderson Street and the southern limit is Warner Avenue. Across Anderson Street is the Seal Beach residential community of Surfside and various commercial uses. Huntington Harbour and Peter's Landing are located in the City of Huntington Beach to the east, Bolsa Chica State Beach and Bolsa Chica Lowlands are located to the south.

### **9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:**

None. In approving its Sunset Beach Specific Plan/Local Coastal Program in 1983 and 1990, the County of Orange used the California Environmental Quality Act statutory exemption for the preparation of Local Coastal Program Amendments.

### **10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):**

Local Agency Formation Commission (LAFCO) approval of the proposed annexation of the subject property must be completed after the City of Huntington Beach approves pre-zoning in order for the annexation to be recorded and become effective.

The Local Coastal Program Amendment is subject to review and approval by the California Coastal Commission prior to becoming effective.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Land Use / Planning       | <input type="checkbox"/> Transportation / Traffic        | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Population / Housing      | <input type="checkbox"/> Biological Resources            | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Geology / Soils           | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Aesthetics                         |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources                 |
| <input type="checkbox"/> Air Quality               | <input type="checkbox"/> Noise                           | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture Resources     | <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Mandatory Findings of Significance |

## DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.



I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.



I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.



I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.



I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**



Signature

Date

Mary Beth Broeren  
Printed Name

8.9.10  
Planning Manager  
Title

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. "Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are listed in Section XIX at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

---

### *SAMPLE QUESTION:*

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

*Would the proposal result in or expose people to potential impacts involving:*

*Landslides? (Sources: 1, 6)*

☐☐☐☒

*Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).*



ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

I. **LAND USE AND PLANNING.** Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: #1, 2, 3, 5, 6, 17)
- ☐      ☐      ☒      ☐

**Discussion:** The proposed annexation, general plan amendment, local coastal program amendment and rezoning for the Sunset Beach area will not result in a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

The proposed annexation is within the City's sphere of influence and is contiguous with the City boundary on the east and south. The proposed project is a logical and orderly extension of the City's boundaries and services. The area is almost entirely built out and is a physical extension of the City, and the City currently provides various services to the area as discussed in Issue areas Public Services and Utilities/Service Systems below. The existing development pattern and uses are compatible with existing development in the City on the inland side of Pacific Coast Highway, consisting of similar higher density residential, visitor serving commercial and open space-water recreation uses. The ocean side of the annexation area is dominated by beach, public parking, visitor serving commercial uses and high density residential uses. These uses are consistent with existing uses within the City's coastal area and do not require the creation of new land use designations. As such, the proposed project is consistent with General Plan Land Use Element goal LU 3 and related policies LU 3.1.1 and 3.2.1 relating to annexation as follows:

"Achieve the logical, orderly, and beneficial expansion of the City's services and jurisdictional limits." (Goal LU 3)

"Require that any lands proposed for annexation are contiguous with the City." (Policy LU 3.1.1)

"Require that the existing and future land uses located within the proposed annexation area are compatible with the adjacent City uses." (Policy LU 3.1.2)

The proposed project is consistent with the Local Coastal Program Land Use Plan goal C 1, which requires that the City "develop a land use plan for the Coastal Zone that protects and enhances coastal resources, promotes public access and balances development with facility needs" and with policy C 1.1.8, which lists five considerations that the City should evaluate when evaluating annexations including the land use goal and policies provided above. The proposed Specific Plan and Land Use Plan do not change the land use goals for the area, maintain the existing access points and do not create any service or facility needs in comparison with the existing County Local Coastal Program for Sunset Beach as approved by the California Coastal Commission.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The proposed rezoning of Sunset Beach with the Sunset Beach Specific Plan is consistent with the City's Zoning Code in that it meets the findings required in Section 215.12 of the City of Huntington Beach Zoning and Subdivision Ordinance. The project meets the findings required for approval of a Specific Plan as follows:

"The Specific Plan is consistent with the adopted Land Use Element of the General Plan and, if in the coastal zone, with the certified Local Coastal Land Use Plan, and other applicable policies and is compatible with the surrounding development."

The proposed Specific Plan is consistent with the General Plan and Local Coastal Program as described above and is consistent with the surrounding residential, commercial and open space development in that it designates the area for residential, visitor serving commercial, public and open space uses. The proposed Specific Plan has been developed to be consistent with the existing County Sunset Beach Specific Plan and does not propose changes to the permitted uses.

"The Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district provisions that would apply if the Plan were not adopted."

The Sunset Beach Specific Plan reflects the unique character of Sunset Beach with its smaller lot sizes and extensive areas for public recreation and parking. It carries forward the County's development standards in term of height, setbacks, parking and density to ensure that development occurring after approval of the annexation and other entitlements will be consistent with the quality of existing development within the Specific Plan area.

"Deviations from the base district provisions that otherwise would apply are justified by compensating benefits of the Specific Plan."

The Sunset Beach Specific Plan contains regulations, for setbacks and parking among others, that are less restrictive than those of the Huntington Beach Zoning and Subdivision Ordinance. These are in recognition of existing conditions and the County's Specific Plan regulations. These regulations allow for the provision of substantial public/open space facilities including the 13 acre linear park/public parking area that provide a direct benefit to the community and general public.

"The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public services demands will not exceed the capacity of existing and planned systems."

The Specific Plan contains provisions for the adequate provision of all utilities, services and emergency access to the project area. There are no changes to the existing development standards such that an unanticipated development intensity would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: #1, 3, 5)
- ☐ ☐ ☐ ☒

**Discussion:** The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan as none exist for the area. Therefore, implementation of the proposed project will not have an impact in this area.

- c) Physically divide an established community? (Sources: #1, 5, 19)
- ☐ ☐ ☐ ☒

**Discussion:** The Sunset Beach Specific Plan was created to be consistent with the existing Specific Plan approved by Orange County and the California Coastal Commission. As such, the proposed project is not expected to result in an increase in density or intensity of development that would physically divide the community and would not result in any impact in this area.

## II. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: #1, 5, 19)
- ☐ ☐ ☐ ☒

**Discussion:** The proposed project will not induce substantial population growth in the area. The proposed Sunset Beach Specific Plan reflects the land use plan as approved by Orange County and the California Coastal Commission. There is no change to the number or location of properties designated for residential and commercial development. The proposed Specific Plan does not include any new infrastructure extensions or roadways. Consequently, the project will not induce any new substantial population growth in the area.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: #1, 5, 19)
- ☐ ☐ ☐ ☒

**Discussion:** See discussion under item c.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: #1, 5, 19)
- ☐ ☐ ☐ ☒

**Discussion b) & c):** The proposed project will not displace substantial numbers of existing housing or displace substantial numbers of people necessitating the construction of replacement housing. The proposed project does not require nor propose any physical change to the subject area. Therefore, the proposed project will not create any impacts in these areas.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

### III. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: #1, 3, 5, 6, 12, 17, 19)

☐ ☐ ☐ ☒

**Discussion:** See discussion below.

- ii) Strong seismic ground shaking? (Sources: #1, 6, 19)

☐ ☐ ☐ ☒

**Discussion:** See discussion below.

- iii) Seismic-related ground failure, including liquefaction? (Sources: #1, 6, 12, 19)

☐ ☐ ☐ ☒

**Discussion:** See discussion below.

- iv) Landslides? (Sources: #1, 6, 12, 19)

☐ ☐ ☐ ☒

**Discussion:** See discussion below.

- b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: #5, 19)

☐ ☐ ☐ ☒

**Discussion:** See discussion below.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: #1, 12, 19)

☐ ☐ ☐ ☒

**Discussion:** See discussion below.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 12, 19)

☐ ☐ ☐ ☒

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

**Discussion a) through d):** The Newport-Inglewood Fault does not extend into the Sunset Beach area, though it extends through Huntington Harbour approximately half a mile to the east. The area is in a potential liquefaction zone. Sunset Beach is flat and not prone to landslides.

The project involves annexation of the approximately 109 acre Sunset Beach area, the amendment of the general plan, local coastal program, zoning map and adoption of the Sunset Beach Specific Plan. The project does not change the location or amount of allowed development compared with existing County approvals and does not propose specific development. Therefore, implementation of the project would not create any impacts relating to exposure of people or structures to substantial adverse effects relating to rupture of a known earthquake fault, strong seismic ground shaking, and seismic-related ground failure, including liquefaction, landslides, etc. The proposed Specific Plan requires compliance with all federal, state and municipal regulations, which would include compliance with the Uniform Building Code as it pertains to geological conditions. No impacts would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion e):** The Sunset Beach area will continue to be served by the Sunset Beach Sanitary District upon annexation of the project site. Therefore, the project will have no impact in this area.

**IV. HYDROLOGY AND WATER QUALITY.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Otherwise substantially degrade water quality?<br>(Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a) and f):** The Sunset Beach Specific Plan area is adjacent to the Pacific Ocean and includes the Sunset Beach Channel, which is an extension of the Huntington Harbour area. The area does not include any streams or rivers and is not a groundwater recharge area.

The proposed project reflects the Specific Plan as approved by Orange County and the California Coastal Commission in terms of amount and location of land uses. The proposed Sunset Beach Specific Plan would not result in additional density or intensity of land use beyond what is currently allowed. As such, implementation of the proposed project would not create or contribute runoff that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff or otherwise substantially degrade water quality. The proposed Specific Plan does include a new section on Water Quality, consistent with other City specific plans, requiring compliance with National Pollution Discharge Elimination System (NPDES) requirements and preparation of water quality management plans, as necessary. The project would not have an impact in these areas.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: # 2, 5, 7, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?<br>(Sources: # 2, 5, 7, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: # 1, 2, 5, 7, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion g) through i):** With the exception of some of the beach area, the entirety of the Specific Plan area is located in FEMA Flood Zone X outside of the 100 year flood hazard area. The small portion of the beach within the Flood Zone is designated as VE. Nonetheless, the County's Specific Plan for the area states that flood damage can occur in Sunset Beach during periods of abnormally high tides and includes flood proofing requirements for new structures along South Pacific Avenue. The County Specific Plan also states that Sunset Channel has been privately bulkheaded and the streets and alleys where they abut the Channel have been bulkheaded by the County.

The proposed project would not change land use or zoning designations such that development would be allowed outside of the area designated as Flood Zone X. The City's proposed Specific Plan carries forward the County's floodproofing requirements and requires compliance with the City's Floodplain Ordinance as well. Therefore, implementation of the proposed project would not have any impacts in this area.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| j) Inundation by seiche, tsunami, or mudflow?<br>(Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project area is not located within an area associated with tsunami run-up nor susceptible to mudflow. However, there is a possibility for seiche in Sunset Channel or the adjacent Huntington Harbour Channels. The proposed project will not result in additional density or intensity of land use, nor change the location of permitted land uses compared with the existing County Specific Plan. Therefore, the proposed project will not result in any impacts relating to risk of inundation from seiche, tsunami or mudflow.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| k) Potentially impact storm water runoff from construction activities? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| l) Potentially impact storm water runoff from post-construction activities? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| m) Result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Source: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| n) Result in the potential for discharge of storm water to affect the beneficial uses of the receiving waters?<br>(Sources: # 1, 3, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| o) Create or contribute significant increases in the flow velocity or volume of storm water runoff to cause environmental harm? (Sources: # 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: # 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion items k) through p):** The proposed annexation, general plan amendment, local coastal program amendment and rezoning are reflective of the existing Specific Plan as approved by Orange County and the California Coastal Commission. The project would not result in an increase in density or intensity of land use beyond what is currently allowed, and no new construction or development is proposed in association with the project. The proposed Specific Plan does include a section on Water Quality, consistent with other City specific plans, requiring compliance with National Pollution Discharge Elimination System (NPDES) requirements and preparation of water quality management plans, as necessary. The proposed project will not result in environmental impacts to hydrology and water quality.

V. **AIR QUALITY.** The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: : #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Create objectionable odors affecting a substantial number of people? (Sources: : #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.



ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: : #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: : #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a) through e):** The City of Huntington Beach and unincorporated Sunset Beach area are located within the South Coast Air Basin. The entire Air Basin is designated as a national-level nonattainment area for ozone, carbon monoxide (CO), respirable particulate matter (PM<sub>10</sub>) and fine particulate matter (PM<sub>2.5</sub>). The Basin is also a State-level nonattainment area for ozone, PM<sub>10</sub> and PM<sub>2.5</sub>. The proposed project is reflective of the existing Specific Plan as approved by Orange County and the California Coastal Commission and would not result in an increase in density or intensity of land use beyond what is currently allowed. No new construction or development is proposed in conjunction with the annexation. Therefore, the project will not result in any impacts to air quality.

#### VI. TRANSPORTATION/TRAFFIC. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources:#1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a) through b):** The community of Sunset Beach is served by a network of local streets, with regional access via Pacific Coast Highway, a state highway operated and maintained by the California Department of Transportation. Access via transit is provided by the Orange County Transportation Authority, which operates four routes in the immediate vicinity of Sunset Beach. The Pacific Coast Bikeway follows Pacific Coast Highway and is included in the Master Plan of Countywide Bikeways.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The proposed project involves amending the General Plan and Local Coastal Program, including adoption of the Sunset Beach Specific Plan, and annexation of the Sunset Beach area to the City of Huntington Beach. The Sunset Beach Specific Plan is reflective of the Specific Plan approved by Orange County and the California Coastal Commission and would not result in an increase in density or intensity of land use beyond what is currently allowed. The Sunset Beach circulation network is fully developed and will not require an extension of infrastructure as a result of the project. The Specific Plan carries forward the County's specific plan policies as they pertain to overall circulation issues. Therefore, implementation of the proposed project will not conflict with any applicable plans or programs as listed above pertaining to transportation/traffic nor result in associated impacts.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?<br>(Sources: #5, 10, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The City is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos. The Sunset Beach area is located outside of the AELUP's height restriction area; however, the Specific Plan does not allow buildings at a height that would be of concern. The proposed project would not create any impacts for air traffic patterns.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: #2, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in inadequate emergency access? (Sources: #2, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion d) through e):** The proposed project does not propose any development but includes the adoption of the Sunset Beach Specific Plan that provides standards for future development. The Specific Plan reflects the County's Sunset Beach Specific Plan standards. There is not a potential increase in hazards due to incompatible uses or sharp curves as the existing uses allowed by the County and provided for in the City's Specific Plan are compatible and the street network is fully established. However, the standard for one-way drive aisle width (20 feet) for residential projects or commercial projects with 90 degree parking stalls is below those of the City of Huntington Beach Zoning and Subdivision Ordinance by six and five feet, respectively, and, in instances of a drive aisle being designated a fire lane, may result in impacts to emergency access for fire apparatus. In addition, the typical street section for the local streets is narrower (four feet less of paved surface) than the City's Standard Plan requirement. The City of Huntington Beach Fire Department currently responds to almost 150 calls per year (approximately 80 percent) in Sunset Beach (see Section IX. Hazards and Hazardous Materials) and reduced drive aisle widths and street sections have not been a significant impediment in their ability to respond, though maneuvering apparatus can be more constrained. Therefore, impacts related to potential design hazards and emergency access are less than significant.